

FILED
1/15/20 2:30 pm
CLERK
U.S. BANKRUPTCY
COURT - WDP

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:)	Case No. 18-20034 GLT
)	Chapter: 13
Timothy Scully,)	
Debtor)	Docket No.
)	
Timothy Scully,)	
Movant)	
)	
VS.)	
)	
Bank of America, Amazon Chase Visa, Capital One))	
Bank, Discover, Macy's, PNC Visa, Verizon,)	
Office of the US Trustee and)	
Ronda J. Winnecour, Trustee,)	
Respondents)	

ORDER APPROVING RETENTION OF REALTOR/BROKER

AND NOW, to wit, this 15th day of January, ~~2019~~ ²⁰²⁰, upon

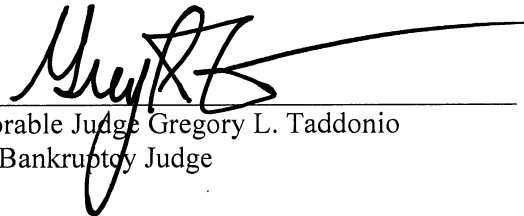
consideration of the *Application to Employ Realtor to Sell Debtor's Real Property*, it is

ORDERED, ADJUDGED and DECREED as follows:

1. The above referenced Application is hereby approved as of the date of the signing of the listing agreement on October 26, 2019.
2. Maria Ball, and Berkshire Hathaway HomeServices The Preferred Realty, 1797 N. Highland Road, Pittsburgh, PA 15241, is hereby appointed as **Realtor** in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Movant's agent in connection with the sale of real estate located at 1 Columbia Avenue, Carnegie, PA 15106. A realtor commission in the amount of \$295.00 plus the greater of ~~7%~~ ^{6%} of the sales price or \$4,000.00 is tentatively approved, subject to final Court order.
3. Professional persons or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the professional to perform the task(s) involved, the customary fee for similar services,

the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.

4. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.
5. Applicant shall serve the within Order on all interested parties and file a certificate of service.



Honorable Judge Gregory L. Taddonio
U.S. Bankruptcy Judge

CC: Ronda J. Winnecour, Trustee
Timothy Scully, Debtor
Julie Frazee Steidl, Counsel for the Debtor
Maria Ball, and Berkshire Hathaway HomeServices The Preferred Realty
Office of the U.S. Trustee

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
Western District of Pennsylvania

In re:
Timothy Scully
Debtor

Case No. 18-20034-GLT
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2

User: bsil
Form ID: pdf900

Page 1 of 1
Total Noticed: 2

Date Rcvd: Jan 15, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 17, 2020.

db #+Timothy Scully, 1 Columbia Avenue, Carnegie, PA 15106-1474
r +Maria Ball, Berkshire Hathaway HomeServices, The Preferred Realty, 1797 N. Highland Road,
Pittsburgh, PA 15241-1205

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update.
While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 17, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 15, 2020 at the address(es) listed below:

James Warmbrodt on behalf of Creditor BANK OF AMERICA, N.A. bkgroup@kmlawgroup.com
Julie Frazee Steidl on behalf of Debtor Timothy Scully julie.steidl@steidl-steinberg.com,
leslie.nebel@steidl-steinberg.com;abby.steidl@me.com;cgoga@steidl-steinberg.com;r53037@notify.bes
tcase.com;rlager@steidl-steinberg.com;kmeyers@steidl-steinberg.com
Keri P. Ebeck on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com,
jbluemle@bernsteinlaw.com
Office of the United States Trustee ustregion03.pi.ecf@usdoj.gov
Ronda J. Winnecour cmecf@chapter13trusteedpa.com

TOTAL: 5